

FORM B – BUILDING

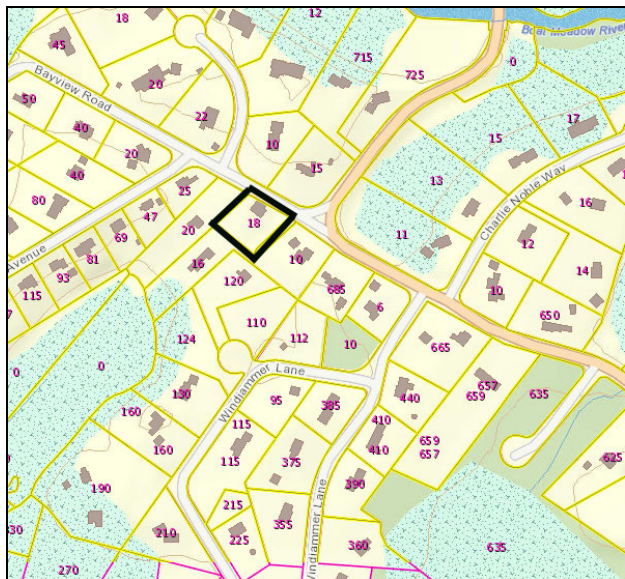
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



View from northeast.

Locus Map (north at top)



Recorded by: Larson Fisher Associates, Inc. with Kathryn Grover

Organization: Eastham Historical Commission

Date: June 2013

Assessor's Number USGS Quad Area(s) Form Number

19-61A

ORLEANS

EAS.586

Town/City: Town of Eastham

Place: (*neighborhood or village*): South Eastham

Address: 18 Bay View Road

Historic Name: Timothy & Louisa Crosby House

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: pre- 1858

Source: historic maps, deeds

Style/Form: undetermined

Architect/Builder: unknown

Exterior Material:

Foundation: brick & concrete block

Wall/Trim: wood shingles/wood

Roof: asphalt shingles

Outbuildings/Secondary Structures: shed

Major Alterations (*with dates*): shed dormers front & rear; front ell with porch (dates unknown)

Condition: good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.47 acre

Setting: The subject property is located on the south side of Bay View Road near its intersection with Bridge Road. The surrounding land uses are all single family residential. To the southeast is a wetland associated with Rock Harbor Creek.

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☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION:

The form of the one-story, wood frame dwelling on the subject property, with its gable roof, brick center chimney and low profile, suggests it could have been built in the 18th century as recorded by the Town Assessor. However, the building has seen quite a number of additions and alterations, which obscure key characteristics; inspection of interior finishes and construction details would be needed to more definitively determine if this early date is feasible. The earliest section looks to be oriented with its original five-bay front facade to the southeast, which is typical for that era. The gable roof has small eave returns, there are corner boards, and the oldest foundation is of brick. At some point the entrance was switched to the gable end facing the roadway and the center doorway on the south face converted to a window. Other windows have been altered to introduce pairs of windows. A screened porch with entry on its left side and that wraps around to what had been the rear (west) has been added. Also, dormers have been added to both the front and rear of the gable roof. A cross-gabled ell extends from what was the rear facade (on the northwest), which may have served as a service ell or could be a more recent addition. Most of the windows are six-over-six double hung and appear to be quite early if not original; others are four-light barn sashes. The entire house is clad with wood shingles and wood trim.

In 1995 a small shed with a salt-box form is located in the far west corner rear yard amidst mature pine trees. Access to the property is via a shared driveway on the west side of the house.

HISTORICAL NARRATIVE

Although dated to 1776 in the Eastham Assessors' records, the house at 18 Bay View Road cannot be traced through deeds earlier than 1829, and deeds do not establish that a house occupied the parcel at that time. In May 1829 Orleans master mariner Timothy Crosby acquired an undivided half of land in South Eastham near the house of Winslow Lewis Knowles from Nathaniel Crosby, an Orleans native then living in Saco, Maine. The land was held in common with Winslow Lewis Knowles of Eastham. Later that year Knowles sold Crosby five acres adjoining his house adjoining the land of Timothy Smith; the deed states that the parcel was the western part of a lot formerly belonging to the minor Sylvanus Smith (1810-80), the son of Ephraim Smith and grandson of Joshua Smith (born 1743), who married Phebe Doane in Eastham in 1765. If the house at 18 Bay View Road was indeed built in 1776, it is possible that it was built by Joshua Smith; he is shown as the owner of two houses in Eastham in 1798 Direct Tax records.¹ Because no map was made that shows house ownership before 1858, whether it was standing in 1776 or even 1829 cannot be documented in that way.

Captain Timothy Crosby died in 1840, and the 1858 map of Eastham attaches the name "Mrs. L. Crosby" to the Bay View Road property. Louisa Smith, daughter of Nehemiah and Mary Knowles Smith of Eastham, married Timothy Crosby in 1830, and the couple had a daughter, Louisa Adila, in 1833. The 1860 census shows the widowed Louisa Crosby in a household with her married daughter Louisa, her son-in-law Zelotes Rogers, a mariner from Orleans, and their young children Walter and Orville. The 1880 census records Louisa Crosby alone in her Bay View Road household, and by 1883 she was living in Orleans, where she died in 1888. In 1883 Crosby sold eight acres with its dwelling and other buildings to James W. Percival, who owned it only five years but probably rented it from Crosby before 1883; his name is attached to the house on the 1880 Eastham map.²

James W. Percival was born in Barnstable about 1823. He was a shipsmith and master mariner who married Chloe Ann Mayo of Orleans in 1848 but had divorced her by 1883, when he married his second wife, Susan Wheeler. He lived in Orleans until about 1880, when the census lists him in Eastham and working as a grocer. His household included the seventy-five-year-old Betsey Higgins. The property passed to Percival's son Henry, who in 1894 sold the property to Harriet K. Runnels, who owned it until 1917.³ Runnels was the wife of Warren H. Runnels, a fisherman, born in 1843. The 1900 census enumerates the couple in the Bay View Road household with their daughter Harriet E. (b. 1895). The 1910 census lists Warren Runnels' occupation as laborer doing odd jobs, and the household as including his wife, then seventy years old; his son George, a shell fisherman; George's wife Matilda; and that couple's children George W., William H., Earland H., Chester E. F., and Frances F., born between 1901 and 1909.

In 1910 Harriet K. Runnels died, and some six months later her daughter married Wellfleet fisherman Raymond S. Higgins. In 1917 Harriet Runnels Higgins sold the subject property to George H. Runnels, who appears to have lost the property by mortgage default. The property then changed hands often until 1926 when Ellen A. Crowley of Arlington bought it from her brother, Daniel J. Doyle, who had acquired it earlier in the same year.⁴ Crowley was the wife of Arlington attorney Augustus F. Crowley. She lost the property to tax default, and in 1933 the town sold it to Wellfleet Savings Bank. The bank owned it for six

¹ Nathaniel Crosby, Saco ME, to Timothy Crosby, Orleans, 30 May 1829 BCD 4:128; Winslow L. Knowles to Timothy Crosby, Orleans, 26 October 1829, BCD 4:128. A deed between Knowles and Crosby earlier that year (BCD 2:286) notes that the parcel's northwest corner was the Winslow L. Knowles homestead "which he bought of Ephraim Harding."

² Louisa Crosby, Orleans, to James W. Percival, 28 December 1883, BCD 154:287.

³ Henry M. Percival, Orleans, to Harriet K. Runnels, 20 June 1894, BCD 214:491.

⁴ Harriet E. Higgins, Wellfleet, to George H. Runnels, 28 July 1917, BCD 355:102; George H. Runnels to Sandwich Co-operative Bank, 27 September 1917, BCD 353:390; Jennie C. Drummond, guardian Robert L. Drummond, to Daniel J. Doyle, Arlington, 12 March 1926, BCD 434:199; Daniel J. Doyle, Arlington, to Ellen A. Crowley, 28 July 1926, BCD 446:113.

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years, it changed hands once again, and in 1944 Earl G. and Cora F. Niquette of Attleboro acquired it.⁵ Born in 1894 in Attleboro, Earl Godett Niquette was the son of Louis A. and Margaret Lyle Niquette. His father was a Canadian immigrant and a jeweler; his mother had been born in Ireland. Earl Niquette was also a jeweler and later a foreman and assistant superintendent in a jewelry factory. His wife Cora was born in Canada about 1896 and came to the United States in 1916. The couple had three children—Earl G. Jr., Edwin, and William.

The Niquette family owned 18 Bay View Road until 1983. In 1970 Cora Niquette, then widowed, and her son Earl subdivided the property, and in 1983 son William Niquette and his wife sold 18 Bay View Road to Preservation Advocacy Trust. The trust owned the property until 1983. Current owners Edwin G. and Ruth F. Quattlebaum of Andover acquired 18 Bay View Road in 1990.⁶

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⁵ Leslie E. Chase, collector of taxes Town of Eastham, to Wellfleet Savings Bank, 29 September 1933, BCD 499:7; Wellfleet Savings Bank to Isaac Louis Frotten, 6 December 1939, BCD 560:563; Isaac Louis Frotten to Wellfleet Savings Banks, 23 November 1942, BCD 598:208; Wellfleet Savings Bank to Earl G. and Cora F. Niquette, 8 August 1944, BCD 617:212. See also "Plan of Land in Eastham, Mass. As Surveyed for James B. Steele," April 1921, Barnstable County Registry of Deeds Plan (hereafter cited as BCP) 17:75.

⁶ Cora F. Niquette, Attleboro, to William S. and Vera E. Niquette, Attleboro, 31 July 1978, BCD 2760:191; William S. and Vera E. Niquette to Preservation Advocacy Trust, 22 August 1983, BCD 3839:340; David B. Willard, trustee Preservation Advocacy Trust, to Edmund R. Pitcher, Hingham, 3 November 1983, BCD 3943:156; Edmund R. Pitcher, Hingham, to Edwin G. and Ruth F. Quattlebaum, Andover, 1 June 1990, BCD 7184:80. See also "Plan of Land in Eastham, Mass. As Surveyed for Earl G. Niquette Jr. and Cora F. Niquette," August 1970, BCP 241:79, and "Subdivision of Land in Eastham, Massachusetts Prepared for Preservation Advocacy Trust," 12 July 1983, BCP 375:57.

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MAPS

Walling, Henry F. *Map of the Counties of Barnstable, Dukes and Nantucket Massachusetts Based upon the Trigonometrical Survey of the State*. New York: D. R. Smith and Co., 1858.

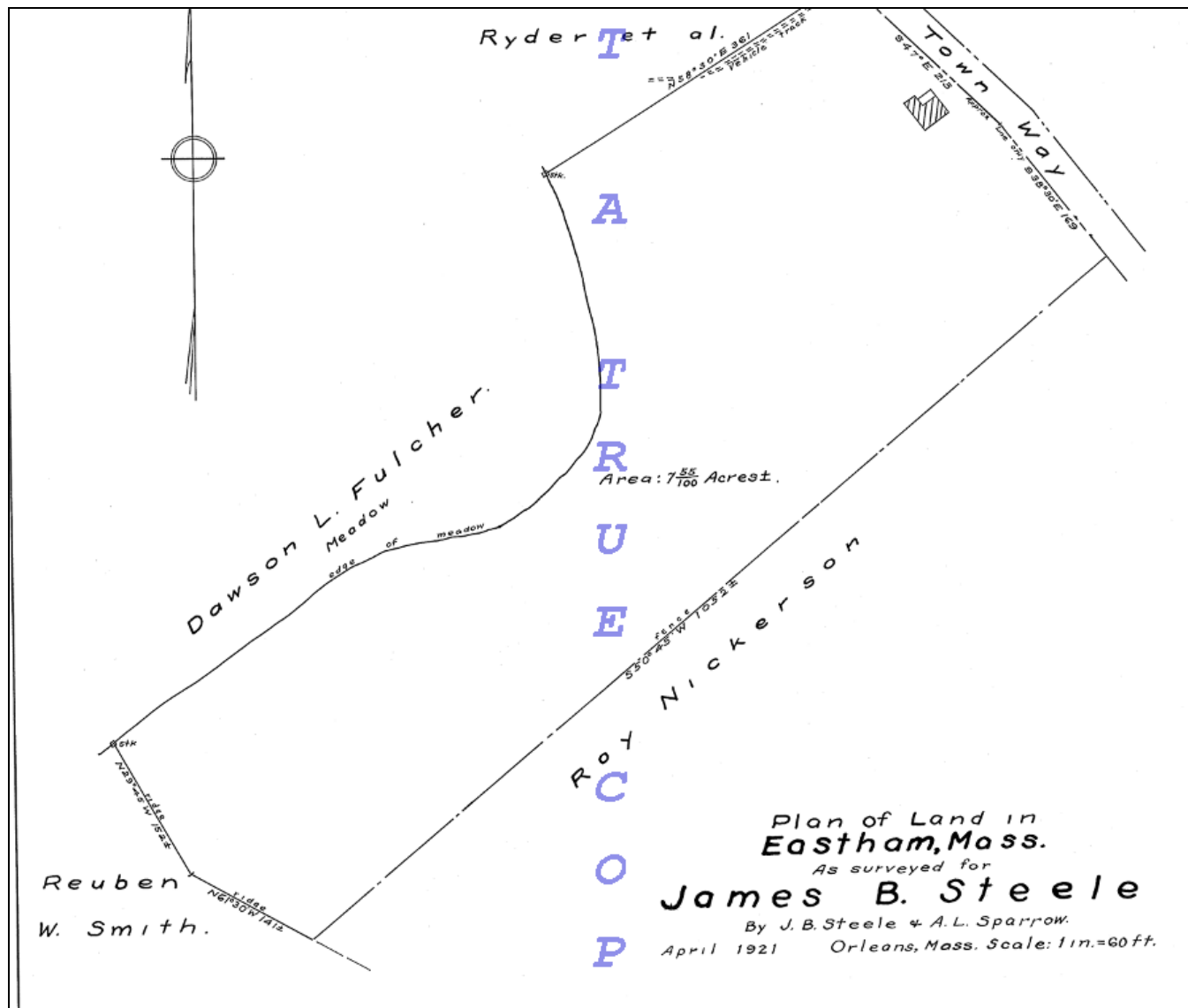
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SUPPLEMENTARY IMAGES

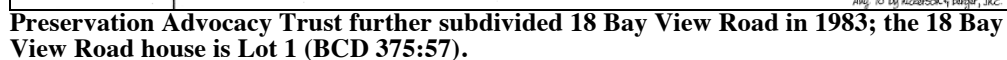
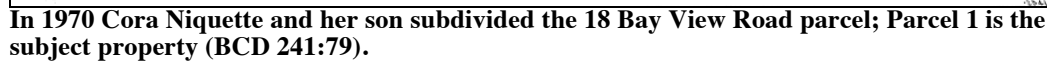


In 1921 James B. Steele, recorded a plan of a roughly eight-acre parcel, one of two that comprised his property; the other was an undeveloped 1.5-acre tract adjacent to it (BCP 17:75).

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PHOTOGRAPHS

(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)



View from northwest.



View from southwest.